

VILLAGE OF FONTANA ON GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN

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REGULAR MEETING of the COMMUNITY DEVELOPMENT AUTHORITY

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(OFFICIAL MINUTES)

Wednesday, May 02, 2007 @ 6:00 pm

Chairman Turner called the regular monthly meeting of the CDA Board to order at 6:01 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Commissioners present: Roll call vote: Chairman Turner, Fisk, Hibbard, Petersen, Chanson, Wilson, & Bliss (Arrived @ 6:16 pm).

Commissioners absent: None

Also present: Village President Ron Pollitt, Trustee Micki O'Connell, Park Commissioner Laurie Larson, Village Administrator Kelly Hayden, Director of Public Works Craig Workman (Arrived @ 6:18 pm), Village Treasurer Peg Pollitt, Ms. Terry Guen & Mr. Kess Lokman (Terry Guen Design Associates), Mr. Roy Diblik (Northwind Perennial Farm), Mr. Tom Vanderpoel (Citizens for Conservancy – Barrington, IL), and Mr. Cary Kerger (Abbey Provident Venture, LLC).

Visitors Heard

Chairman Turner asked if there were any visitors who wished to be heard and no response was received.

Announcements

Chairman Turner reviewed the announcements listed on the agenda: Thurs., May 3rd @ 5:30 pm – Park Commission Walking Tour (Lakefront & Little Foot), Monday, May 7th @ 6:00 pm – Village Board Meeting, Thurs., May 10th – Park Commissioner Walking Tour (Hildebrand Conservancy, Headwaters Park and the Fontana Fen), Wednesday, May 16th @ 6:00 pm – Park Commission Meeting, Thurs., May 17th – Park Commission Walking Tour (Duck Pond Recreation Area.), Friday, May 18th – Third Annual Chris Schwenn Memorial Golf Outing @ Abbey Springs, Sat. & Sun., May 26th & 27th – Fontana Garden Club Plant Sale @ the Park House, Tuesday, May 29th @ 5:30 pm – Plan Commission Monthly Meeting.

Approve Minutes

Commissioner Petersen/Commissioner Chanson 2<sup>nd</sup> made a MOTION to approve the minutes for the regular monthly meetings held on March 7, 2007 and April 4, 2007, and the MOTION carried without negative vote.

Approval of Current Payables

Chairman Turner reviewed the claims payable report, prepared by Treasurer Pollitt, for a total of \$58,138.19 and asked if there were any comments. Chairman Turner requested clarification on the claims for the Fontana Boulevard Water Main Relay Project, and Executive Director McHugh explained that they were being made under the contract with Mann Brothers to install a new water main under the Beach from Reid Park to the Shabbona intersection.

Commissioner Petersen/Commissioner Fisk 2<sup>nd</sup> made a MOTION to approve the current payables, totaling \$58,138.19, and the MOTION carried without a negative vote.

### Finance Reports

#### Full Accounting Statement & Value Increment Calculations

Chairman Turner reviewed the updated Full Accounting Statement and noted that the projected increment for the "Cliffs of Fontana" project in the quarry was still not included. Executive Director McHugh reviewed two additional reports prepared to show different tax increment scenarios. The first scenario included development that had already been realized within TID #1, which amounted to a projected increment over the life of the district of \$30,591,482. The second scenario included all potential development, including the pending quarry development, which amounted to a total projection of \$39,819,405. Chairman Turner commented that the financial health of the district was good and should allow the CDA to move forward with its planned projects.

### General Business

#### Abbey Resort – New Ownership (Abbey Provident Hotel Manager, LLC)

Chairman Turner moved to General Business in order to allow Mr. Cary Kerger to address the CDA.

Cary Kerger stood and informed the CDA that he wished to address the group simply to bring them up to date on what is going on over at the Abbey. He noted that he was now the managing member of an entity called Abbey Provident Venture, which had purchased the resort on March 30<sup>th</sup> of 2007. He explained that this new group now owns and operates the eleven (11) commercial units, including the restaurants and the spa. The new venture also purchased certain management agreements to manage the condo hotel association, the Abbey Villas and the Abbey Ridge. The Abbey Hotel Condo includes the 334 condo hotel units that were sold a couple of years ago. Mr. Kerger explained that the first order of business had been to hire the right third party management company. The right company, per Mr. Kerger, would need the following: Knowledge of the Lake Geneva market, ability to operate an independent hotel, understanding of the condominium hotel concept, and a solid food and beverage background. He ultimately chose the Hostmark Hospitality Group. They have eight years previous experience managing Lake Lawn Lodge and currently manage the Bella Vista hotel in Lake Geneva. He has now worked with them for six weeks and the transition is going well. He noted that virtually all of the employees at the property had been maintained. In addition to new management, the resort is undergoing some remodeling, including a renovation of the "Waterfront" restaurant and bar. In addition, improvements are being made to the roof and the heating and air infrastructure. Future plans include a complete renovation of the spa, which will be in the planning and design process for the next 60 days. One of the final three professionals they were interviewing for the job of rehabbing the entire spa was the award winning Gettys Group. Mr. Kerger closed by expressing a desire to work closely with the Village and the CDA and to make the Abbey a more integral part of the Village. Per Mr. Kerger, "If we take care of the Abbey, the Abbey will take care of us." Chairman Turner asked if Anvan, or the Antoniou family, had any residual interest in the resort, and Mr. Kerger explained that they did not. In response to a question from Commissioner Chanson, Mr. Kerger stated that he was both the managing partner and the largest equity investor. Chairman Turner reviewed several projects in which the Village was looking to work with the Abbey, such as linking to the Abbey's pedestrian trail system, as well as acquiring easements for future utility burial. Mr. Kerger noted that he would be the primary contact for those issues. Commissioner Wilson asked about the concept of installing a path through Abbey Phase III to Shabbona, and Mr. Kerger noted that his new venture was the managing agent, but that the association grounds were owned and controlled by the 48 unit owners. Park Commissioner Larson asked who now had control over the Abbey Harbor, and Mr. Kerger responded that the harbor was still owned by Anvan. He went on to explain that his new group had certain rights with respect to the harbor, including if the harbor was ever divested by Anvan and/or the Antoniou family. Chairman Turner ended the discussion and asked for Executive Director McHugh to schedule a meeting with Mr. Kerger to discuss the aforementioned items. Commissioners Hibbard and Wilson were selected to be involved in the meeting as well.

Peg Pollitt left the meeting @ 6:25 pm

PRESENTATIONS | 6:25 pm

Duck Pond Redevelopment Project | Terry Guen Design Associates

Ms. Terry Guen (TGDA) started the presentation with a brief history of the project, beginning with the original community workshop held in October 2006. She presented a Power-Point presentation which began with an exhibit of the areas they were concentrating on, including Wild Duck Road and the pedestrian path. She reviewed the selection process to date for the preferred underpass option and presented slides showing a perspective of the plan. She noted that they had developed 30% design drawings, which were available for anyone that wished to see them. Having identified the Duck Pond area as an ecological restoration, Ms. Guen explained that it now required an understanding of how to take care of it. Referring to a Power-Point presentation, which had already been presented to the Parks Commission, she explained that the first issue that needed to be addressed was whether or not the Park Commission was interested in taking on the responsibility of completing and maintaining the restoration activities, or would the Village be planning to contract the work out to third party contractors. She explained that based on what was decided, it would determine what to design and how much to design. Ms. Guen introduced Mr. Tom Vanderpoel to review the restoration process. Per Mr. Vanderpoel, there are only a few critical activities in any restoration project. Basically the goal is to get the land back to where it was; a healthy thriving community. They do this by using some of the natural processes; namely fire. First, whether it is wetland, savannah or prairie, you need to remove the non-native brush and the trees that are damaging the eco-system. The next item is weed control. While you are trying to restore the site, non-natives will come up and take up the empty spaces. One such invasive is "garlic mustard." Following that is the planting of native plants. Installing larger native plants will help to speed up the restoration process; the larger the plugs the quicker the results. One item that is used in Mr. Vanderpoel's projects is plant rescue. They do this on their sites because they have a large group of volunteers. Plant rescue may not be feasible in Fontana until a volunteer base is established. Another important item is seeding. Mr. Vanderpoel referred to a slide in the Power-Point presentation that showed how to go about seeding. He stated that you can do it by hand or you can do it by machine. With respect to seeding, they collect seed with volunteers. He notes that you can buy seed, but that it does get more expensive. He added that seed collection is by far one of the most enjoyable activities for volunteers, and that it is mostly done in the fall. With respect to the necessary element of weed control, the simplest method is mowing, which keeps weeds under control while the prairie or savannah is developing. Finally the last element of the restoration process is fire. Fire would be done yearly on the site, but not the whole site at once. They do it primarily with volunteers, but the Fire Department may also be willing to perform this task. The fire and the preparation for it is less than one days work. Per Mr. Vanderpoel, once you get started with an ecological restoration project, you want to keep going with it. He stated that he has spoken with DPW Workman and learned that they are mowing the site weekly. He argued that implementing a regular burning program would be no more work or money than the current effort it now takes to mow dozens and dozens of acres almost 20 to 25 times per year.

With respect to setting up an organizational structure that would perpetuate the maintenance of the ecological restoration project, Ms. Guen stated that she had conversations with the Park Commission about setting up a 501(c)3. Once created, it would allow the group to obtain grant funds that are earmarked for restoration. She reviewed a flow chart in the Power-Point presentation that illustrated the steps for making a non-profit organization a reality. Chairman Turner asked if the current focus was the gateway triangle area. Ms. Guen stated that it was and that the necessary construction and restoration of the triangle property could be incorporated with the pending road & pedestrian path project, but that on-going maintenance would require additional funding. She offered that trying to tackle a restoration project that covered the entire 100+ acres up at Duck Pond would be overwhelming, so she suggested starting with the gateway property first. Chairman Turner stated his opinion that as the Village began to restore land it would be wise to start small. He further asked that the clearing of the former Village Garage site be considered, along with the redevelopment of the department of Public Works area that is required to move the materials from the old site into the

current facility. In response to a question for Commissioner Chanson, Ms. Guen explained that with the pedestrian underpass they would have to create a cut into the existing grade, and it would actually change the grading for most of the bottom half of the triangle. As such, she maintained that they would only be restoring what she referred to as "triangle south." She did state that they would prefer to do the northern portion of the triangle as well, and there was reason for it. A lot of the grasses and trees that are up there now came in on their own and actually compete with the types of plants that we are now going to foster to put in. She did note that there were some trees that were put in as part of a tree reforestation program, and that they were planning to move them, so that they could preserve those trees that were installed with the grant funding. Commissioner Chanson expressed concern with spending a great deal of money redoing an area that was already planted, and Chairman Turner agreed. Commissioner Bliss agreed as well and expressed his opinion that the goal was to reconstruct Wild Duck Road and install a bike path that ultimately gets residents up to the recreation area and the ball diamonds. Executive Director McHugh explained that the road project would end with the contractor simply grading the area and planting with a fast growing seed mix that would stabilize the slopes. The goal for the landscaping, per Executive Director McHugh, was to move forward in the spring of 2008. The real question with respect to the cost is not the native plantings, but the extent of the more formal landscaping surrounding the newly created pedestrian underpass. Ms. Guen referred the group's attention to a slide showing the relative costs for three planting schemes: Minimal, Standard, and Standard Plus. Referring to the exhibit, Ms. Guen noted that the scope of the design would determine the eventual cost, but that it would be in a range from approximately \$100k to \$300k. In response to a question from Commissioner Chanson, Ms. Guen explained that the costs shown were for the disturbed southern portion of the triangle only. To move forward with landscaping on the northern section would be significantly less. She noted that the area under consideration was approximately 3 ½ acres. Executive Director McHugh stated that the Park Commission had asked for direction with respect to budget before moving forward with the final landscaping design. Chairman Turner requested clarification on the scope of the current road and path project, and DPW Workman explained that it would run from STH 67 to the existing gate into the recreation area, just past the entrance to the DPW. Executive Director McHugh reviewed the revised cost estimates from Ruekert Mielke for the road and pedestrian path, which are estimated at approximately \$650k. He further noted that in order to get the plan designed, engineered, and bid in time for fall construction, the second phase of the road would need to be postponed to 2008. Commissioner Bliss asked if the new drainage swale along the road would be significantly impacted, and Ms. Guen stated that it would not. She further noted that, per the engineer, Terry Tavera, there was not a significant amount of water flowing in the swale. With respect to the cost of the proposed restoration project, Ms. Guen offered that it was an on-going investment in ecological infrastructure and could always be spread over an extended time period. Chairman Turner offered that the design professionals should move forward with the budget from the minimal planting scheme, and should also include the restoration of the former Village Garage site, as well as the necessary improvements to the DPW facility. Executive Director McHugh noted that the plan for the DPW actually included more than just what was necessary for the planned consolidation of the two existing sites, and that items such as a proposed new building would not be funded with tax increment money. In answer to a question from Commissioner Fisk, Ms. Guen and Mr. Lokman explained that the cost for trees at this stage of the design process was based on a calculated density for the site. As the design moved forward, the cost estimates would be expressed as a specific number of trees. In reference to possible duplication of work between the upcoming road project and the spring landscaping, Mr. Lokman stated he would review the scope of work with Ruekert Mielke to ensure that no duplication existed in scope and/or cost estimates. Chairman Turner suggested that the group approve a budget and forward the Gateway Triangle landscaping project to the Park Commission for design development. With respect to the road and the path, Chairman Turner asked when Ruekert Mielke would have the engineered plans finalized. Executive Director McHugh quickly reviewed the revised schedule from Ruekert-Mielke. The 95% plans would be presented to the Village Board on June 4<sup>th</sup>, with a full presentation to the CDA on June 6<sup>th</sup>. The bid advertisement would be placed in the paper on June 21<sup>st</sup> and June 28<sup>th</sup>. The contract is anticipated to be awarded and executed by August, and substantial completion is planned for the middle of November 2007, with final

restoration to be completed in May of 2008.

Chairman Turner/Commissioner Wilson 2<sup>nd</sup> made a MOTION to move forward with the final design of the Wild Duck Road reconstruction project and Duck Pond Pedestrian Path, based on Ruekert Mielke's revised estimate of \$648,343.75, and to authorize a budget of \$150k for the landscaping of the Gateway Triangle in the spring of 2008, and asked that the clearing and restoration of the former Village Garage site be included in the upcoming road project, along with the necessary improvements to the DPW site, and the MOTION carried without negative vote.

Following the vote, Ms. Guen introduced the topic of the proposed redevelopment of the former Village Garage site. She quickly reviewed several options that had been suggested throughout the planning process, and noted that the status of TIF funding for some of the future infrastructure projects would be contingent on the redevelopment of the site. In response to a question from Chairman Turner, Ms. Guen confirmed that the developable acreage of the site, assuming the oak savannah were to be retained, was approximately 2 acres. Referring back to the Power-Point presentation, Ms. Guen noted the following potential uses: Residential, such as senior housing, professional office space or some other commercial use, a municipal use, such as a relocated fire department, a Duck Pond visitor's center, or even simply an ecological restoration. She ended with a diagram of a proposed planning process that would involve public workshops to determine the final use of the redevelopment site. In closing, Ms. Guen stated that they would continue work on the various projects and would plan to be back at the CDA in July with updates on the Gateway Triangle Landscaping plans. Parks Commissioner Larson asked for clarification on the \$150k budget for the landscaping, and it was confirmed that the \$150k was for the landscaping project exclusively. The clearing of the redevelopment site, and the planned improvements to the DPW facility, were to be part of the road reconstruction project. DPW Workman noted that the cost for improvements to the DPW facility would be minimal, since they were not planning massive construction. The presentation was ended at 7:30 pm.

Ms. Terry Guen, Mr. Kess Lokman, & Mr. Tom Vanderpoel left the meeting @ 7:30 pm

#### TID #1 Infrastructure Projects – DPW Craig Workman

##### STH 67 Landscape & Irrigation Project

DPW Workman noted that the STH 67 irrigation was installed and had been tested. The trees had been installed, and the planting beds were in the process of being finished. The entire project should be complete by the end of the week.

##### General Construction Updates

DPW Workman stated that the Fontana Boulevard Water Main Relay project was substantially complete. He noted that a "safe" water sample was presently at the lab for testing. He acknowledged that there was significantly more restoration needed than what was originally planned, but explained that drilling operations were problematic in the types of soils present on the Village's lakefront. He stated that the beach would be restored and seeded by the end of the week. With respect to the Reid Park Landscaping project, he noted that he was working with both the contractor and Mr. Roy Diblik to process a few substitution requests. Chairman Turner asked for a target date on the seeding, and DPW Workman indicated that it was expected by the end of the week. Commissioner Bliss asked if it was realistic to expect grass by Memorial Day, and DPW Workman offered that it may be green, but that it would have to be fenced off to keep people from walking on it for the duration of the Holiday. Commissioner Wilson asked if there was any advantage to using sod, and Executive Director McHugh noted that seed is a better choice in a high-traffic area. Chairman Turner expressed concern with the delay, and DPW Workman promised to push the contractor. Executive Director McHugh noted that DPW Workman had managed to negotiate an agreement with the three contractors presently working in the park to consolidate the restoration and seeding work with a single firm, which would speed up the process, as well as save the village over \$12k.

In closing, Executive Director McHugh quickly reviewed the proposed tree substitutions by Prairie Tree in the STH 67 Landscaping project. The Katsura trees being installed are 3 ½ inch caliper, versus 4", and the Village will be receiving a credit under the contract.

#### TID #1 Development Projects

##### Mill Street Plaza (FairWyn, Ltd.) – Update

Revenue & Accounting Analysis per Development Agreement - Town Home Phase  
Executive Director McHugh reviewed the development agreement with Mr. Brian Pollard (as owner and agent for FairWyn). Per the agreement, Mr. Pollard was required to pay the CDA the greater of \$3,600 or 20% of the net proceeds. Following the procedure outlined in the agreement, Mr. Pollard provided the Village with an accounting statement that reports the CDA is better off with the straight fee to the tune of \$4,079.11. The report was presented to the Finance Committee for review, and has been forwarded to the CDA without approval or objection. Per the Committee's review, a full audit would be required if further substantiation of the numbers was deemed necessary by the CDA. Executive Director McHugh asked that the reports be reviewed by Chairman Turner and Commissioner Bliss, acting in his capacity as CDA Treasurer.

Chairman Turner/Commissioner Chanson 2<sup>nd</sup> made a MOTION to approve the final accounting statement for the town home phase of the Mill Street Plaza development, subject to final review by Chairman Turner and Commissioner Bliss, acting in his capacity as CDA Treasurer, and the MOTION carried without negative vote.

##### The Cliffs of Fontana (PAR Development) – Update

Village Administrator Hayden informed that group that PAR Development was proceeding forward to the Plan Commission with a request to modify the approved plan for the "Cliffs of Fontana" development. Their intention was to convert the current plan with 33 two-unit duplexes to one containing 66 single family homes. The layout of the project would remain the same. She also informed those present of PAR's offer to build the Park Commission's planned "Mill House", as part of their development agreement.

#### General Business

##### Abbey Resort – New Ownership (Abbey Provident Hotel Manager, LLC)

This agenda item was discussed earlier in the meeting

##### Walworth-Fontana Pedestrian Path - Grant Application Update

Executive Director McHugh referred the group to a final copy of the grant application to the Wisconsin Department of Natural Resources Recreational Trails Program, and noted that it had been submitted in time for the May 1<sup>st</sup> deadline.

##### Porter Court Public Plaza – Project Update | Bidding & Construction Schedule

Executive Director McHugh reviewed the bidding and construction schedule for the Porter Court Plaza project. He noted that Ruckert Mielke had originally been planned to return to that night's meeting with a presentation, but the delay in the approval of the final engineering design contract had slowed down the process. The plans are to be presented to the CDA at the June 6<sup>th</sup> meeting, with a bidding schedule that coincides with the Wild Duck Road project.

##### Wayfinding Signage Project | PDI Planning Services Proposal

Executive Director McHugh presented a proposal from PDI (Planning & Design, Inc.) to review the proposed wayfinding signs and modify them in order to comply with DOT signage standards. He explained that this proposal was presented in response to the group's concerns regarding the readability of the signs while driving, which was raised at the previous meeting.

Chairman Turner/Commissioner Petersen 2<sup>nd</sup> made a MOTION to approve the proposal presented by PDI (Planning & Design, Inc.) to finalize the design of the proposed wayfinding signage in accordance with DOT standards, at an estimated cost of \$2,800 to \$3,900, and the MOTION carried without negative vote.

#### Wayfinding Signage Project | PDI Planning Services Proposal

Executive Director McHugh referred the group's attention to the photos of the two Village of Fontana entry signs that currently exist on STH 67 at the southern and northern entrances to the village. The photos were provided in response to a request made by Commissioner Bliss at the previous month's meeting. Per Executive Director McHugh, the Park Commission wishes to replace the existing signs with new signs that are updated to match the rest of the signs in the Village. They also feel that repairing the rot damage to the existing signs and repainting them would not be fiscally responsible when compared to the cost of new signs. Chairman Turner agreed that the signs were in need of repair and should be update to match the existing signage in the village. After discussion, the consensus of the group was to have Executive Director McHugh relay to the Park Commission that the CDA was in agreement with their decision to replace the signs and to move forward with the planning process on the new entry signage.

#### Duck Pond – Gateway Triangle Budget Discussion

This agenda item was discussed earlier in the meeting during the presentation.

#### Prairie Tree Swing Set Proposal - Little Foot Playground

Chairman Turner quickly reviewed the plan to replace the swing-set in Reid Park which had been removed as part of the Reid Park Restroom and Pavilion project. Executive Director McHugh noted that the proposal from Prairie Tree Landscaping Services was for more than just the purchase of the swing-set itself, it also included the concrete curbing to define the play area, as well as the play surface and drainage infrastructure. He also noted that the proposal was actually \$1k less than the price quoted when the same item had been bid with the Third Avenue Reconstruction project in the fall of 2006. Commissioner Wilson expressed concern with the proposed location as it was now closer to the baseball diamond. Executive Director McHugh stated that the Park Commission had considered that issue when it specified the location. They had determined that the fact that the diamond was no longer used by the Big Foot Recreation Department for organized events, as well as the fact that the future plan included a screen of trees to shield if from the field, made it the preferred location.

Commissioner Petersen/Chairman Turner 2<sup>nd</sup> made a MOTION to approve the proposal from Prairie Tree Landscaping Services to install the proposed swing-set in Reid Park, as specified by the Park Commission, for a total not-to-exceed cost of \$14,200, and the MOTION carried without negative vote.

#### Little Foot Playground & Reid Park - Project Scope Discussion

Executive Director McHugh relayed the Park Commission's desire to move forward with the planning, design and construction of the proposed improvements to the Little Foot playground. He noted that the project had been included with the bid for the Third Avenue project originally, and had been put on hold when the referendum for the entire project was not approved. Because the estimated costs for the Little Foot playground plans were clearly under the limit for a referendum, and because it was not regulated in the agreement with the Fontana Residents for Open Government, the Park Commission had asked that it move forward. The question, Executive Director McHugh explained, is how much of Reid Park the Park Commission should include in the scope of their project. Once decided, the planning would be initiated this fall, with construction anticipated in the spring of 2008. Chairman Turner and Commissioner Petersen stated that they felt the project should move forward. Chairman Turner asked who would design and engineer the project and Executive Director McHugh answered that he already had a proposal from Ruckert-Mielke to convert the existing plan into a bid-ready set for \$5k. Commissioner Fisk asked that Ruckert-Mielke make sure to avoid any areas that would be re-disturbed if the Third Avenue project ever moved forward.

Commissioner Fisk/Commissioner Chanson 2<sup>nd</sup> made a MOTION to direct Executive Director McHugh to move forward with the Park Commission on the continued planning and design-development of the Little Foot playground, including those portions of Reid Park determined by the

Park Commission to be within the final project's scope, with the condition that any areas that would be impacted by future CDA projects be avoided, and the MOTION carried without negative vote.

#### Chuck's Landscaping & Entrance Modifications - Update

Commissioner Petersen informed those present that Jamie and Carol Whowell had already removed the old landscaping that lined the edge of the establishment on the lakefront. Commissioner Wilson noted that they were finally moving forward on a plan that had been approved by the Park Commission over a year ago. Executive Director McHugh stated that he was bringing the project to the group's attention, because the Whowell's had previously suggested connecting the future sidewalks in Reid Park with the new entrance shown in their plans. He reviewed two exhibits included in the meeting packets that showed the previously existing landscaping, as well as the proposed plan. He ended by noting that this was not a CDA funded project.

#### Economic Development Discussion

In the interest of time, this item was not discussed. No action was needed or taken.

#### CDA Appointments - Update

Chairman Turner noted that the Village Board would be considering the reappointment of both he and Commissioner Petersen at the upcoming Village Board meeting.

#### Referendum Discussion – September 2007

Executive Director McHugh reviewed the history of previous referendums, and noted that Commissioner Bliss had asked that future referendum discussions originate at the CDA level, as the CDA was funding the projects. He explained that in order for a question to be finalized and placed on the ballot for the September 11<sup>th</sup> election, the village would need to start the process. Noting that the fence on the beach was the one item that had the most support, he offered that it should be the only question placed on the ballot. Commissioner Bliss requested clarification as to why the fence itself had to go to referendum, since it was only part of the plan for the Fontana Boulevard landscaping, which also included the proposed street lighting, and Executive Director McHugh explained that the fence was specifically called out in the agreement between the Village and the Fontana Residents for Open Government. Commissioner Wilson asked how many people and/or groups were involved in the selection of fence design, and Executive Director McHugh explained that the Beach fence had been the subject of considerable discussion by both the Park Commission and the Lakefront and Harbor Committee. The current consensus was to develop a design that was similar in style to the existing fence on the Abbey property across the street, and construct it out of welded steel, as opposed to using a component steel fence panel. Chairman Turner stressed that an informational packet on the fence, its exact details, and how it was developed must go out to the village residents if the question is placed on the September ballot. The rest of the group agreed. Commissioner Hibbard asked if the informational mailing would be paid for by the CDA, and Chairman Turner stated that it would. Executive Director McHugh explained that he would work with representatives of each of the committees, as well as the professionals, to develop the final details and cost estimates in time for the referendum, and asked for two representatives of the CDA to participate in a fence design and selection committee. Commissioners Hibbard and Wilson were selected.

Chairman Turner/Commissioner Chanson 2<sup>nd</sup> made a MOTION to recommend to the Village Board that a single referendum question, for the approval of a fence on the Municipal Beach, be placed on the September 11, 2007 ballot, with a condition that an informational mailer go out to every resident of the Village explaining the fence, its details, and the process by which it was developed, and the MOTION carried without negative vote.



### Village Board Report

Chairman Turner reported that Mr. Robert Youngquist had been appointed by the Village Board at the last meeting to complete the remainder of President Ron Pollitt's vacated trustee position. He also noted that Commissioner Chanson had been reappointed to the Lakefront and Harbor Committee.

### Lakefront & Harbor Report

Commissioner Chanson reported on a concern raised by the Committee at their previous meeting regarding the amount of debris that accumulates on the shore in the spring. Village Administrator Hayden provided an update on the progress that had been made.

### Park Commission Report

Commissioner Hibbard, in her capacity as Park Commission Liaison, quickly reported on the last Park Commission meeting and noted that the minutes from the meeting were in the packet. She noted that she had also attended the last Fence Workshop and had been surprised by how few people were in attendance.

### Executive Director Report

Executive Director McHugh stated that he had reviewed the status of all pertinent items during the course of the meeting and had nothing further to report.

### Confirm Quorum for upcoming Meetings

Next Regular Monthly Meeting – June 06, 2007 @ 5:30 PM

Chairman Turner informed the group that the next regular meeting of the Community Development Authority would occur on Wednesday, June 06, 2007 at 6 pm. Executive Director McHugh asked for a closed session to discuss the status of property acquisition in TID #1, and Chairman Turner directed him to include a closed session at the start of the June meeting. Commissioner Wilson informed the group that she would not be able to attend the next meeting, since she would be out of town.

### Review 12-Month Schedule

Executive Director McHugh presented the 12-month meeting schedule for the group and no objections were received.

### Pending / Future Items

Ruekert Mielke Proposal – Kinzie Engineering Services (Tabled | March, 07, 2007)

Chairman Turner asked if the members of the group had a chance to inspect the current state of the road surface on the section of Kinzie Avenue running from High Street to STH 67. Commissioner Chanson stated that he had, plus he had spoken with a resident on the street that was not in favor of the project. He relayed that the resident was concerned with losing part of his front yard, as well as a large tree that the resident was afraid would need to be removed. Chairman Turner asked that the group take one more month to consider whether the CDA should move forward with the project, and asked that Executive Director McHugh include the project on the next Full Accounting Statement, and also asked that he confirm the remaining budget of the parent project, STH 67.

Ruekert Mielke Proposal – Little Foot Playground & Reid Park Engineering Services  
Discussed during the meeting, but not presented for action.

Industrialization of VOF Compost Operations (DPW Proposal) – No Discussion

CDA's Mill House Funding Commitment– No Discussion

Field Trips: Botanical Gardens | Wilson Center for the Arts– No Discussion

TID Property Appraisals – No Discussion

Fontana Blvd. Landscaping Project – No Discussion

Adjournment

Commissioner Chanson/Commissioner Petersen 2<sup>nd</sup> made a MOTION to adjourn the meeting at 8:13 pm, and the MOTION carried without negative vote.

Minutes prepared by: Joseph A. McHugh, CDA Executive Director

Note: These minutes are subject to further editing. Once they are approved by the Community Development Authority, the official minutes will be on file at the Village Hall.
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APPROVED:      **06 JUNE 2007 - CDA**